

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

June 2015

DEPARTMENT UPDATES

Deborah Jones, the Town of Groton's Environmental Planner for more than 25 years has been hired as the Assistant Director of Planning and Development Services. Deb will oversee the Planning Division day-to-day activities, work on the long-range planning projects and will continue to staff the Inland Wetlands Agency and other land use commissions.

Staff met with officials from DEEP to discuss the use of the Merritt Property for a new school. The Town is currently researching alternative sites for future recreation use to offset the proposed school site.

Jon Reiner, Director of OPDS and Rick Norris, Project Manager, attended a 2-day NEMSN conference regarding energy efficiency and micro grids for energy use. They heard from industry experts and toured a number of facilities. They were able to visit two micro grids as well as a tour of a home that underwent a deep energy retrofit. This information will be applicable to both commercial and residential applications in Groton.

Planning staff from the City and Town met to discuss how they can work together and how to improve communication between the two departments. Together, we are beginning to work on documents that would clearly communicate the different approval processes within the town and city.

Emulsion Printhouse, a small screen printing business who lost their Stonington location to a fire, reopened at 1360 Gold Star Highway. The process, from the first preliminary meeting to approval, took less than three weeks.

ECONOMIC & COMMUNITY DEVELOPMENT

Thames River Heritage Park

Staff worked with representatives from the Avery-Copp House, City of Groton and New London to continue creating a transition team for the purpose of forming a new non-profit to work with DEEP to manage the park.

A sub-committee prepared an Urban Act bond request for Phase I implementation of the Heritage Park, which includes a signage plan, graphic and content development for signs, outreach and engagement for Heritage Park sites and marketing. Staff worked with Representative Bumgardner and Senator Maynard's staff regarding the funding request for water taxi operations.

Mystic Education Center

Staff reviewed the proposal received from VHB/Camoin Associates and made the decision to move forward with a portion of the proposal which will review zoning and other relevant studies/material as well as to conduct a market opportunity analysis for the property. The town will receive recommendations on potential best uses and

whether or not this site should be considered an opportunity area for new development or if development efforts should be concentrated elsewhere.

Business Outreach

Staff attended the CT Biz Expo at CT convention center on June 4th where she met with representatives from Connecticut-based businesses and property owners to promote Groton.

Land Use Applications	This Month	Calendar Year to Date
Site Plans	2	7
Subdivisions	1	5
Inland Wetland Permits	1	6
Special Permits	1	2
Regulation/Map Amendments	0	1
Variances/Appeals	3	11
Cert. of Appr. of Location	0	0
Coastal Site Plans	1	6
Administrative Site Plans	4	11
Land Use Applications Submitted	13	49

COMMISSION HIGHLIGHTS

Planning Commission approved a site plan for a 30,000 SF industrial building at 245 Leonard Drive. They also approved a one lot subdivision off of Route 215 that they had previously denied for lack of access.

Inland Wetlands Agency approved a permit for detention basin modifications at Doncasters. The permit addresses the disposition of historically contaminated soil on the site. This permit is part of an application to add three small additions to the manufacturing facility.

Zoning Board of Appeals denied a use variance request which would have allowed living accommodation for 192 disabled individuals consistent with the definition of Hotel/Motel at 40 High Rock Road. The applicant has appealed this decision.

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2015 less reimbursements: \$242,232
- ◇ A building permit was issued for a new boathouse at Maxwell Boatyard located at 135 Pearl Street, Noank.
- ◇ A permit for a tenant fit-out and a Certificate of Occupancy were issued for a new fast food restaurant located at 928 Poquonnock Road.
- ◇ Certificates of Occupancy were issued for a wine bar/restaurant and an art gallery at 15 Water Street.

ITEM	RECEIVED IN JUNE	CALENDAR 2015 TOTAL
BUILDING PERMITS	62	254
ELECTRICAL PERMITS	29	155
PLUMBING PERMITS	14	78
MECHANICAL PERMITS	34	143
SPRINKLER PERMIT	0	4
MOBILE HOME PERMITS	1	4
ESTIMATED VALUE	1,736,000	
RESIDENTIAL PERMITS ISSUED—NEW	1	10
ESTIMATED VALUE	150,000	1,316,900
RESIDENTIAL ADDITIONS/ALTERATIONS	44	175
NEW COMMERCIAL PERMITS	1	2
COMMERCIAL ADDITIONS	3	28
SIGNS	0	3
POOL PERMITS	1	5
SHED PERMITS	5	17
SINGLE FAMILY/DUPLEX UNITS APPROVED	3	5
TOTAL FEES COLLECTED (less reimbursements)	19,233	
CERTIFICATES OF OCCUPANCY ISSUED	16	43
UNITS CONNECTED TO TOWN SEWER	3	14
HDC CERTIFICATES OF APPROPRIATENESS	6	18
CODE ENFORCEMENT		
SIGN VIOLATIONS	46	138
VEHICLES/WASTE	1	9
OTHER ENFORCEMENT ACTIONS	2	8
PENDING LITIGATION	0	0
CASES RESOLVED	0	6